

# Local Market Update for February 2026

A Research Tool Provided by Longleaf Pine REALTORS®



# 28312

Fayetteville

## Single Family - Existing

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	17	15	- 11.8%	32	32	0.0%
Pending Sales	7	8	+ 14.3%	20	20	0.0%
Closed Sales	9	7	- 22.2%	20	15	- 25.0%
Days on Market Until Sale	43	51	+ 18.6%	40	68	+ 70.0%
Median Sales Price*	\$375,000	<b>\$222,000</b>	- 40.8%	\$314,500	<b>\$303,500</b>	- 3.5%
Average Sales Price*	\$389,531	<b>\$272,643</b>	- 30.0%	\$316,729	<b>\$293,400</b>	- 7.4%
Percent of List Price Received*	99.4%	<b>97.6%</b>	- 1.8%	97.5%	<b>97.8%</b>	+ 0.3%

## Single Family - New Construction

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	23	5	- 78.3%	59	19	- 67.8%
Pending Sales	14	6	- 57.1%	24	20	- 16.7%
Closed Sales	11	9	- 18.2%	13	14	+ 7.7%
Days on Market Until Sale	124	92	- 25.8%	111	72	- 35.1%
Median Sales Price*	\$349,950	<b>\$349,950</b>	0.0%	\$369,900	<b>\$406,348</b>	+ 9.9%
Average Sales Price*	\$355,073	<b>\$396,106</b>	+ 11.6%	\$364,685	<b>\$421,618</b>	+ 15.6%
Percent of List Price Received*	100.0%	<b>100.0%</b>	0.0%	100.0%	<b>100.5%</b>	+ 0.5%

## Townhouse/Condo

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	0	0	--	0	1	--
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	0	0	--	0	0	--
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## Historical Median Sales Price by Property Type

Rolling 12-Month Calculation

